



**Connells**

Victoriana Way  
Birmingham



## Property Description

**\*\* NO UPWARD CHAIN \*\***

A Four Bedroom Semi Detached Family Home situated over Three Floors in this highly sort Cul De Sac Location. Deceptively Spacious with a Lounge, WC and Kitchen to the Ground Floor, Three Bedrooms to the First Floor with a Family Bathroom, and a Master Bedroom with Ensuite to the Second Floor.

### Lounge

16' 2" x 11' 4" ( 4.93m x 3.45m )

### Kitchen

15' 7" x 9' 3" ( 4.75m x 2.82m )

### Downstairs Cloakroom

### Bedroom Two

10' 4" x 9' 3" ( 3.15m x 2.82m )

### Bedroom Three

11' 2" x 9' 4" ( 3.40m x 2.84m )

### Bedroom Four

7' 8" x 6' 4" ( 2.34m x 1.93m )

### Family Bathroom

6' 5" x 5' 6" ( 1.96m x 1.68m )

### Master Bedroom Second Floor

15' 5" x 12' 7" ( 4.70m x 3.84m )

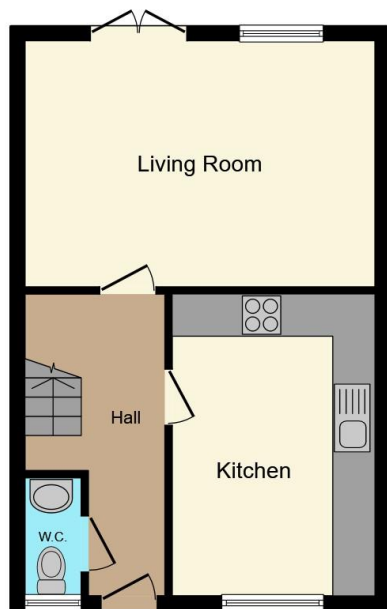
### Ensuite

7' 7" x 7' 6" ( 2.31m x 2.29m )





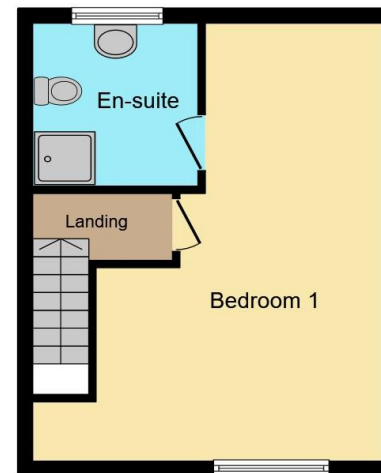




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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